

Planning Board Meeting

February 4, 2021

Attendance Planning Board Members:

T. Foss D. Carli L. Jackett S. Wells B. Czworka

Attendance for Meeting:

D. Street B. Elsasser

Meeting Started at 7:07p.m.

Minutes from January 7, 2021 were approved by T. Foss and 2nd by S. Wells with role call- and All-in favor.

Barb will send minutes to Tom Foss to send out to all Planning Board Members because some cannot open them, when sent from Barb's computer.

New Schedule A: -instead of 3 or 4 times in the book only have one copy to follow have it set up to show what you need.

-Then the Residential and Agricultural on the same format couple lines for setbacks.

Commercial and Industrial – paired up format changed a little /do not have frontage but have lot depth.

Some spots to clean -up on charts. At end special section of Commercial and Industrial.

Tier I-II-III: keep format to be able to change if need be. (will put on thumb drive).

Commercial I and Commercial II: light / heavier commercial.

Moratorium was brought up because it has expired and we are still working on our towns Solar Law, D. DiMatteo said we do not have to worry, towns are like a moving target so most solar companies are avoiding those towns. Because they do not know what they have for solar laws.

Draft of Solar Law is posted on Web site and Solar companies have a good sense as to what the Town of Bethany is working on for Solar Law.

We as a Town have very little Commercial Property, across from Kistner's is zoned Agriculture but they can apply to have it changed to Commercial or Industrial would take 5 to 6 months to get it changed.

Schedule A: solar language to be comparable T. Foss will do.

-next is setbacks/ Zoning rules T. Douglas did not change anything just followed what was in our Planning Board Comprehensive Plan.

-Last Column add effective date or a bar across the bottom to revised in 2021.

-Then effective this date then amended this date.

Industrial asking D. DiMatteo:

Commercial divide into different groups CI- light / CII heavier/ C III ----- . In case we want to rezone Route 20 we want to be able to control it we. We could control site plan. Or we might be worried over something we might never have to change / Example brought up was Broadway Autos, that was on Route 20. Town can change from Agriculture to Commercial if they so choose to.

We are not getting a lot of movement in CI of C II so we closed discussion for now.

Schedule A -Get rough draft to go to County with. Next meeting go over charts/then goes to Town Board they have public meeting.

March meeting Schedule A try to Okay this chart. Then it goes in Regular Zoning Book under Schedule A.

Smart Growth / Water if you have a house you get water, that is because of the way the water bid sheets are being written. County can tell you NO to water if

you are not in the Smart Growth Plan. /as a Planning Board we can define smart growth areas we would like to develop

this could/ would upset a lot of people. Town determines Zones but County can say Yes or NO. We need to talk to Felipe Oltramari, from the county he will help us with our smart growth plan.

-anyone NOT hooked to water when it comes through must go to county to get approval to have water hooked up to a new home or subdivision.

-Do they still pay even though they cannot hook -up?

- Rural Development is another area that can tell you NO to hooking up to public water and Monroe water authority can stop you from getting water.

Town Board and Planning Board worked on the Smart Growth Plan.

Need to do list of fees for Solar Projects. T. Douglas is going to ask C. Hyde for a list.

Meeting Closed at 8:22 p.m. Motion made by Linda Jackett and 2nd by Dave Carli, with All IN FAVOR.

Submitted by:

Planning Board Secretary

